

# SAN ANTONIO PLANNING COMMISSION AGENDA



**April 28, 2004**  
2:00 P.M.



Heriberto Herrera – Chairperson  
Susan M. Wright – Vice Chairperson  
Mitch E. Meyer – Chairperson Pro Tem  
Murray H. Van Eman  
Robert Hanley  
James Darryl Byrd  
Cecilia Garcia  
Amelia Hartman

Land Development Services (LDS) Committee Meeting, 11:45 A.M. to 12:45 P.M., Tobin Room, Development and Business Services (DBS) Center (See LDS agenda for specific information)

Work session, 12:45 P.M., Tobin Room, DBS Center

- Briefing on agenda items; any of the attached items may be discussed (Development Services)
- Briefing on Master Development Plans and Planned Unit Developments (Development Services)
- Discussion to establish guidelines for Planning Commission representation at City Council meetings when necessary (Development Services)

1. 2:00 P.M.– Call to Order, Board Room, DBS Center

2. Roll Call

3. **PUBLIC HEARINGS:**

## **PLANNED UNIT DEVELOPMENT (PUD) PLANS:**

			Council District	Ferguson Map Grid
A.	04-004	<b>The Villages at Stone Oak PUD</b> (East of the intersection of Canyon Golf Road and Stone Oak Parkway, on Stone Oak Parkway)	9	483 B-5
B.	04-012	<b>Royal San Antonio Apartments PUD</b> (East of the intersection of Babcock Road and UTSA Boulevard, on UTSA Boulevard)	8	514 A-7

## **REPLATS:**

C.	030586	<b>Reo's Thousand Oaks</b> (On the south side of Thousand Oaks Dr., east of Jones Maltsberger Road)	10	517 F-7
D.	040034	<b>Pasteur Oaks</b> (On the south side of Louis Pasteur Dr., west of Fredericksburg Road)	8	581 A-1

THE DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET, IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

<b>E.</b>	<b>040099</b>	<b>Peninsula of Huebner Business Park</b> (On the south side of Loop 1604, 1478.43' east of Huebner Road)	<b>2</b>	<b>584 E-8</b>
<b>F.</b>	<b>040185</b>	<b>KJSL</b> (On the east side of Fredericksburg Road, +/-836' north of Wurzbach Road)	<b>8</b>	<b>549 A-7</b>

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## **CONSENT AGENDA**

### **PUBLIC HEARINGS FOR ITEMS 4 – 9 HELD ABOVE:**

<b>4.</b>	<b>04-004</b>	<b>The Villages at Stone Oak PUD</b> (East of the intersection of Canyon Golf Road and Stone Oak Parkway, on Stone Oak Parkway)	<b>9</b>	<b>483 B-5</b>
<b>5.</b>	<b>04-012</b>	<b>Royal San Antonio Apartments PUD</b> (East of the intersection of Babcock Road and UTSA Boulevard, on UTSA Boulevard)	<b>8</b>	<b>514 A-7</b>
<b>6.</b>	<b>030586</b>	<b>Reo's Thousand Oaks</b> (On the south side of Thousand Oaks Dr., east of Jones Maltsberger Road)	<b>10</b>	<b>517 F-7</b>
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### **PLATS:**

<b>10.</b>	<b>020234</b>	<b>Foster Meadows, Unit 8</b> (On the east side of Foster Meadows, south of Rigsby Ave.)	<b>3</b>	<b>653 C-2</b>
<b>11.</b>	<b>030084</b>	<b>Highlands Ranch, Unit 6 PUD</b> (On the south side of Ranch Land View, 3500' to the intersection of Ranch Creek and Highlands Cove)	<b>OCL</b>	<b>446 F-5</b>
<b>12.</b>	<b>030224</b>	<b>Falcon Professional Center</b> (On the easterly side of Bandera Rd., 1470' outside of Loop 1604)	<b>8</b>	<b>547 A-1</b>
<b>13.</b>	<b>030303</b>	<b>Huntleigh's Crossing</b> (On the northwest side of Whispering Creek and Holly Spring Dr.)	<b>2</b>	<b>618 E-5</b>
<b>14.</b>	<b>030393</b>	<b>Monte Viejo, U-14</b> (Along the southern extension of Black Oak Pass, south of Dunn Oak Drive)	<b>3</b>	<b>652 C-7</b>

- |     |        |   |    |              |
|-----|--------|---|----|--------------|
| 15. | 030417 | <b>Monte Viejo, U-4</b><br>(Along the southeastern extension of Fairlawn Drive, 110.14' southeast of Verde Bosque Street)   | 3  | 547 D-3      |
| 16. | 030507 | <b>Mystic Park Commercial</b><br>(On the west side of Bandera Road [S.H. 16], +/-174' south of Mystic Park Street)  | 7  | 547 D-6, D-7 |
| 17. | 030546 | <b>Binz – Engleman Villas</b><br>(On the southeast side of Binz – Engleman Road, 3000' to the intersection of Binz – Engleman Road and I.H. 35 North)                 | 3  | 584 B-8      |
| 18. | 040012 | <b>Meadows, Unit 3-A PUD</b><br>(On the south side of Culebra Rd., east of Westover Hills Blvd.)  | 6  | 579 B-5      |
| 19. | 040050 | <b>Inwood Place, Unit 1</b><br>(At the intersection of O'Connor Road and Rees Rise Road)  | 10 | 553 D-5      |
| 20. | 040068 | <b>Meadows, Unit 4 PUD</b><br>(Approximately 95, from the intersection of Hilltop Crossing Dr. and Griffin Park Dr., extending from Meadows, U-3A PUD into this unit) | 6  | 579 A-6      |

**PLAT DEFERRALS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 21. | 040204 | <b>De Los Ninos</b><br>(On the west side of South Flores Road, approximately 1365.15' to a concrete monument found at the southwest cutback of Goeth Road) | 3   | 717 C-2 |
| 22. | 040223 | <b>Charles Rauschuber</b><br>(On the south side of Buttercup Lane, 1539.42' east of Rakowitz Road)   | OCL | 655 D-2 |
| 23. | 040262 | <b>Southwest General Medical Office Building</b><br>(On the east side of Barlite Blvd. At Sioux Dr.)   | 4   | 649 D-8 |

**INDIVIDUAL CONSIDERATION****PLATS:**

- |     |        |  |     |         |
|-----|--------|--|-----|---------|
| 24. | 030424 | <b>Sonoma Ranch, Unit 3-C PUD (Variance)</b><br>(On the northwest side of Sonoma Parkway, 160' to the intersection of Cavayo Trail and Rio Sedona Way) | OCL | 513 B-5 |
| 25. | 030439 | <b>Sonoma Ranch, Unit 5-A PUD (Variance)</b><br>(On the north side of Sonoma Parkway at Auberry Dr.)   | OCL | 513 B-5 |

**TIME EXTENSIONS:**

- |     |        |   |   |         |
|-----|--------|---|---|---------|
| 26. | 010095 | <b>Korey (Time extension)</b><br>(On the east side of Stone Oak Parkway, 1029' south of Huebner Road) | 9 | 482 E-8 |
|-----|--------|---|---|---------|

**APPEALS:**

- 27. APP-04-01 Porfirio R. Romero 7 547 F-6**  
(On the east side of Rochelle Road, approximately 310' north of Whitby Road)

**OTHER ITEMS:**

- 28. S.P. 2000-44** – Public hearing and consideration of a request to close, vacate and abandon an improved portion of Pilar Drive public right-of-way located between Tomar and Tarasco Streets adjacent to NCB 15415 and NCB 15416 (Asset Management Department)
- 29.** Public Hearing and consideration of a resolution to recommend an amendment to update the land use element of the Northwest Community Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." (Planning Department)
- 30.** Consideration of a resolution to execute a Bicycle Master Plan for the City of San Antonio and Bexar County region as called for in the Unified Development Code (Development Services)
- 31.** Consideration of a resolution to re-appoint members of the Land Development Services Committee (Development Services)
- 32.** Consideration of a request by Mr. Chesley Swann, III for appellate relief from staff's disapproval of the Seale 351.25-acre Tract Master Development Plan (Development Services)
- 33.** Citizens to be heard
- 34.** Approval of the minutes for the April 14, 2004 public meeting
- 35.** Director's report
- 36.** Questions and discussion
- 37.** Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
- 38. ADJOURNMENT**

# SAN ANTONIO PLANNING COMMISSION



## PUBLIC NOTICE SUPPLEMENT



In addition to other scheduled items to be heard by the Planning Commission at its April 28, 2004 public meeting, the Commission will be asked to consider the following item:

### **Item for Individual Consideration:**

### **OTHER ITEMS:**

1. **S.P. 1154** – Request for a license agreement to use the subsurface of public right-of-way to install approximately 69 soldier beams, with approximately 14 having tiebacks, to support the construction of a hotel at the southeast corner of Navarro and Market Streets (Asset Management Department)

Note: This item was placed on the agenda after the regular packet was printed.

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**(REVISED)**  
**PLANNING COMMISSION**  
**VACATE, RE-SUBDIVISION & SUBDIVISION PLAT**  
**AGENDA ITEM NO: \_\_\_\_\_ April 28, 2004**

INWOOD PLACE UNIT 1  
**SUBDIVISION NAME**

**MAJOR PLAT**

040050  
**PLAT #**

**COUNCIL DISTRICT:** 10

**FERGUSON MAP GRID:** 553 D-5

**OWNER:** JSL Development Corp., by Shannon Livingston

**ENGINEER:** W. F. Castella & Assoc., by David G. Brown

**CASE MANAGER:** Roland Trevino, Planner II

**Date filed with Planning Commission:** April 12, 2004

**Location:** At the intersection of O'Connor Road and Rees Rise Road

**Services Available:** SAWS Water and Sewer

**Zoning:** MF-33 Multi-Family District  
RM-4 Residential Mixed District

**Plat is in accordance with:**

MDP 774, Inwood Place was approved on January 14, 2004

**Proposed Use:** Residential

**Major Thoroughfare:** O'Connor Road is a Secondary Arterial, Type A,  
minimum R.O.W. 86 feet

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**APPLICANT'S PROPOSAL:**

To plat **109** single family lots with **3500** linear feet of public streets  
consisting of **36.094** acres

**DISCUSSION:**

The Department of Development Services has granted an Administrative Variance for an exception for ROW dedication for O'Connor Road.

According to CPS engineers, the current ROW is 5-6 feet from the pavement edge of O'Connor Road and the base of Transmission Towers are anywhere from 5' to 20' to the current ROW. CPS normally requires 50' clearance from these types of towers to a ROW line, thus there is no room for dedication. CPS has allowed pedestrian easements in the past, but at this site CPS will not allow this easement due to the sensitive nature of these lines. Additionally, there is a difference in elevation of O'Connor Road, the base of the towers and a sidewalk easement beyond the ROW that can allow the possibility of children climbing on to the towers from the sidewalk. Since the high voltage towers in question serve the entire County and is very sensitive, CPS also indicated they would not allow any work within their current easement including trees planted underneath the lines which extend to the current pavement edge.

**STAFF RECOMMENDATION:**

Approval